

**TOWN OF BASS LAKE
SAWYER COUNTY
PLANNING COMMITTEE & BOARD OF SUPERVISORS
Thursday, September 3, 2015**

MINUTES

Chairman Mark Olson called the meeting to order at 6:30 pm. Members Present: Chairman Mark Olson, Dorothy “Doc” Brueggen, Dick Theis, Dan Tyrolt and Dave Aubart. Members Absent: Mark Laustrup, Phil Nies and Joel Valentin.

Clerk Warshawsky affirmed agenda was posted in compliance with open meetings law.

Motion by Brueggen, seconded by Theis to approve the agenda. Motion carried.

Motion by Theis, seconded by Brueggen to approve the minutes of the May 7, 2015 regular meeting. Motion carried.

Motion by Theis, seconded by Olson to approve the minutes of the August 25, 2015 public hearing. Motion carried. Discussion followed.

Olson reported that correspondence was received in May from Sawyer County Zoning approving the conditional use permit for Vaughn Skille. Additional correspondence was received from Sawyer County Zoning approving the rezone application for Thomas Ge. Butterfield et al – Tony E. Butterfield, agent in May, tabling the application in June and ratifying the approval in July.

Olson presented the rezone application for the Sawyer County Housing Authority c/o Sheila Young. The purpose of the request is for the construction of duplexes. Sheila Young was present. Olson reported that Sawyer County sent 12 letters. Two letters were returned; 1 with no objection and 1 with objection and comments. Sheila presented the application. Young explained that the most economical solution to add more housing and secure financing is to use the current property. Olson asked Young for the plan. Young replied 8 2 bedroom duplexes with garages that may be handicapped or elderly accessible. Olson stated that he was on the committee the last time and it was to be 3 bedroom duplexes. Olson stated that the last time the concern was septic. Olson asked how they are going to handle adding 8 2 bedroom units. Young stated that she spoke with Zoning and was told there was room. Young explained that there are 3 lots. Discussion followed. Tyrolt asked if access would be off of 27. Young answered that they have Sommer Lane and the plan is to come off of their own road. Theis asked if there would be parking restrictions. Young answered that parking is limited to 2 cars per unit. Olson asked if the units would be 2 story units. Young answered no, they want to keep the units similar to what is currently there. Discussion followed. Tyrolt asked if there is 1 well or 1 well per unit. Young answered 1 well per unit. Discussion followed. Olson expressed concern about parking. Olson asked if there is anything in the covenant regarding parking. Young answered no but they could stipulate because they do their own leasing. Olson asked if anyone in favor or in opposition would like to speak. Edmond Packee stated that he is concerned about septic and drainage. Discussion followed. Olson turned it over to the committee. Tyrolt expressed concern that they will be exceeding density. Olson stated that Nies could not be present, but wanted his comments read. Olson read Nies’ comments. Nies feels that 2 units should be the maximum. Aubart stated that he is thinking 3 units. Olson agreed. Discussion followed. Tyrolt asked Young if she is planning on 2 bedroom units. Young answered yes. Tyrolt asked the reason. Young replied that they want to appeal to the elderly. Olson asked if they would keep the tree line along 27. Young answered yes. Discussion followed. Motion by Tyrolt, seconded by Brueggen to approve with the following conditions:

1. Maximum of three (3) duplexes and two bedrooms per unit with garages. Duplexes to be comparable in size to existing units in the development
2. Tree line along Highway 27 to remain
3. No direct access to Highway 27, utilize current existing entrance to existing duplexes
4. Maximum of three (3) cars per unit

The Town will issue the appropriate permit subject to the following condition:

1. Town approval is contingent upon County approval with all Town conditions.

Motion carried.

Findings of Fact:

1. It would not be damaging to the rights of others or property values
2. It would not create an air quality, water supply or pollution problem
3. It would be compatible with the surrounding uses and the area
4. It would not cause harm to character of established area or the natural scenic beauty
5. It would not create traffic or highway access problems
6. It would not cause parking problems.

Olson presented the variance application for Edward Doherty. The purpose of the request is for the construction of a 28' x 64' dwelling (31' x 67') with eaves. The proposed structure would be 52' at the closest point to the ordinary high water mark of Durphee Lake. The applicants were present. Olson reported that Sawyer County sent 9 letters and 0 were returned. Edward Doherty presented the application. He would like to upgrade the existing trailer that has been maintained. Due to septic and well issues that are non-compliant he wants to upgrade to a home. Doherty explained that by removing the trailer and existing structures, there will be room for a 3 bedroom home to replace what they have. Discussion followed. Olson stated that there is a bunk house that has been kept up. Olson clarified that there currently a single mobile home and they would like to replace it with a prefab (double wide) home. Discussion followed. Doherty reported that Trevor from American Homes and Jay Kozlowski from Sawyer County Zoning have given him the "green light". Olson reported that 2 other properties on the ridgeline have been approved. Olson explained that the swamp on the backside and the slope down to the lake offer no options without a variance. It is a unique property. Discussion followed. Olson explained that there is a very limited area and in the past it was a requirement that outbuildings be removed before the permit was issued and the trailer be taken off the lot. Olson reported that the application involves 2 lots and the Planning Committee may want to grant approval with the condition that the lots be combined. Olson will not be voting because he is on the Board of Appeals (BOA). Olson read Nies' comments. Nies recommends that the 2 lots be combined and all sheds and accessory buildings be removed along with the bunk house. Discussion followed. Olson asked if anyone was in favor or opposed. Edmond Packee stated that he is in favor. Opposed – none. Tyrolt asked about the setbacks for the other applications. Discussion followed. Tyrolt expressed concern over a big deck being added in the future. Olson said that he checked with zoning and a 4' x 4' deck would be allowed. Tyrolt confirmed that the applicant would have to apply for another variance for a garage. Olson reported that Kozlowski said that there would be room for a garage without a variance. Tyrolt expressed concern regarding impervious surface. Discussion followed. Motion by Theis to approve with the conditions. Discussion followed. Theis amended motion to 25' mitigation of buffer zone, gutters and rain garden, seconded by Brueggen. Applicant asked about buffer zone. 25' from Ordinary High Water Mark (OHWM) with a 30'ft view corridor. Olson stated that the real concern is runoff. Discussion followed. Application approved with the following conditions:

1. Structure, as shown on application, no closer than 52' and 57.5' from OHWM
2. Structure, as shown on application, no closer than 30' from centerline of easement road
3. Approval/filing of relocation of easement road
4. Removal of current mobile home from lot

5. Combine two (2) lots
6. Minimum ingress/egress deck, per Sawyer County zoning Ordinance, allowed on lake side of house
7. Installation of gutters and rain gardens to impede runoff directly to lake
8. Mitigation of buffer zone back 25' from OHWM (if allowed under current law).

Subject to the following condition before issuance of Town Building Permit:

1. Removal of four (4) out buildings as listed and shown on application

Motion carried. Olson recused himself.

Findings of Fact:

1. Unique parcel and wetland characteristics – a narrow ridgeline between two lakes with wetlands.
2. Not a self-created hardship
3. Not for convenience of owner
4. No harm to public interest

OLD BUSINESS:

Olson presented the Grindstone view shed landscaping update. Olson reported that landscaping is complete and looks good. Discussion followed.

NEW BUSINESS: None

Motion by Brueggen seconded by Theis to adjourn at 7:55 pm. Motion carried.